

April 12, 2023

City of Las Vegas Department of Planning
333 North Rancho Dr.
Las Vegas, NV 89106

Re: **Justification Letter:** APN: 138-27-802-001
(Extension of Time for: SDR-76708 , SUP-76707, EOT1-21-0538, & EOT2-21-0538)

To whom it may concern:

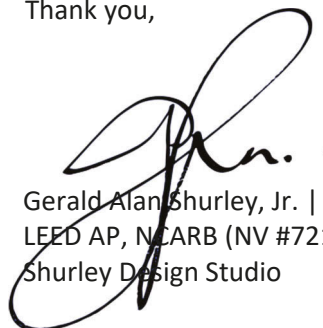
We would like to apply for another Extension of Time for two additional years for previously approved Site Development Plan Review (SDR-76708) and Special Use Permit (SUP-76707) for a previously approved new mini-storage facility to be located at parcel number 138-27-802-001 at the Northwest corner of North Rainbow Boulevard & Westcliff Drive. The project was provided an Extension of Time previously under project numbers (EOT1-21-0538, & EOT2-21-0538).

The design has not changed from the previously approved design. The parcel is approximately 2.5 acres in size and currently zoned as (C-1) Limited Commercial District. The mini-storage facility is a permissible use with a Special Use Permit. The project will include two 3-story buildings (Building A and Building B) with exterior RV parking and rental trucks.

Building A, will be a 3-story building approximately 58,848 sf. Building A, will include a 1,600 sf Manager's Office on the ground level and a 1,600 sf Manager's Residence on the second level above the Manager's Office. Building B, will be a 3-story building approximately 64,824 sf. The two buildings will have a total of approximately 750 storage units combined, 11 RV parking spaces, and 5 rental truck spaces.

We believe that this additional Extension of Time should be approved since the project is currently in the building department for building permit plan review under permit number: PRC23-00030 and the civil on & off-site drawings are awaiting department approvals. Unfortunately, the current pandemic has slowed down the overall construction schedule, but our client is moving forward as expeditiously as possible. We are requesting a two-year extension to allow our client additional time to finish both the building department and public works review. We would greatly appreciate the staff's recommendation for approval. If you have any questions, please contact us at 702-624-0022.

Thank you,



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Shurley Design Studio

23-0192
04/20/2023